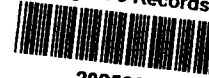


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298502

**PHASE II INVESTIGATION
EKBERG PARK
3800 BALSAM LANE
ROCKFORD, ILLINOIS 61109**

**PREPARED FOR:
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Prepared October 14, 2003

A handwritten signature in black ink, appearing to read 'Matthew J. Warneke', written over a horizontal line.

Matthew J. Warneke

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Attachments

- A. Site Location Map
- B. Sample Location Map
- C. Boring Logs
- D. Photograph Documentation
- E. Laboratory Report

2.0 Scope of Work

The boring locations and depths were selected based on the soil borings from the 1993 CDM Study that had the highest levels of VOC contamination. The 1993 CDM study labeled the samples according to soil borings (SB), whereas the 2003 Trans Investigation labeled the samples according to Geoprobe (GP). The following table provides a comparison between the CDM 1993 study and the Trans Environmental 2003 investigation.

Table 1. Location of Borings

| 2003 Trans # | GP Depth | 1993 CDM SB# | SB Depth | Location | * Trans PID | * CDM VOC |
|--------------|----------|--------------|----------|---|-------------|-----------|
| GP-1 | 15' | SB7-24 | 24' | North of Playground | 610 | 627 |
| GP-2 | 24' | SB7-4 | 35' | West of Tennis Courts | 533 | 35.7 |
| GP-4 | 20' | SB7-5 | 20' | Northeast of Basketball Courts | 813 | 73.2 |
| GP-5 | 24' | SB7-7 | 40' | South of Basketball Courts in Alfalfa Field | 1,533 | 82.9 |
| GP-6 | 16' | SB7-8 | 45' | South of Basketball Courts in Alfalfa Field | | 1,019 |
| GP-7 | 13' | SB7-9 | 45' | South of Basketball Courts in Alfalfa Field | 496 | 357 |
| GP-8 | 8' | SB7-10 | 5' | South of GP-5 in Alfalfa Field | 1,168 | 441 |

* Highest reported PID reading from each probe/boring.

The probes were completed on September 18, 2003. The soil samples were collected with a stainless-steel split- spoon containing a new 1-inch diameter clear plastic MacroCore® tube measuring four feet in length. At each borehole location, the samples were collected continuously to the terminus of the boring. Trans Environmental's geologist determined the placement of the borings and directed the drilling and sampling operations. The soil samples were inspected in the field for odor, discoloration, and classified in accordance with the Unified Soil Classification System (USCS). The results of each inspection were

recorded on the boring and sample log forms. See Attachment C for copies of the boring logs, and See Attachment D for photograph documentation of the Phase II investigation.

3.0 Sample Collection

The soil samples from each of the borings were collected at four-foot intervals to a total depth ranging between 8 to 24 feet below ground surface (bgs). Each sample was collected with a new pair of disposable nitrile gloves. The samples were placed in new sample jars and bags identified with a unique sample identification number, date, and time with a waterproof marker. The split spoon sampling equipment was decontaminated between each boring with a steam cleaner to prevent cross contamination. New MacroCore® sample liners were used at each sampling interval.

The samples were collected from all borings in new Ziploc bags and field screened with a photo ionization detector (PID). The PID, a RAE Systems MiniRae 2000, measures for organic vapors and petroleum hydrocarbons with a 10.6 electron volt lamp. The instrument was calibrated with isobutylene gas prior to use. The samples were allowed to adjust to ambient temperature for 15 minutes prior to field screening. The tip of the PID was inserted into each Ziploc bag and the highest reading was recorded. The following table displays the PID field screening results.

Table 2.0 PID Field Screening Results

| Sample # | Location | Depth (feet) | Soil Type | Odor | OVM (ppm) |
|----------|---|--------------|--|---------|-----------|
| GP-1 | North of playground | 0-4' | Light brown medium grained sand | No | 42 |
| | | * 4'-8' | Gray to brown/tan sandy clay | Fuel | 610 |
| | | 8'-12' | Sandy clay with some gravel, isolated green stain with solvent odor | Yes | 125 |
| | | 12'-15' | Gray to brown sandy clay with gravel pebbles (isolated gray seams w/fuel odor) | Yes | 721 |
| GP-2 | West of Tennis Courts | 0-4' | Brown loam | No | 12 |
| | | 4'-8' | Tan sand-silt mixture w/gravel | No | 73 |
| | | 8'-12' | Tan sand-silt mixture w/gravel | No | 221 |
| | | 12'-16' | Greenish-gray sandy silt gravel | Solvent | 209 |
| | | * 16'-20' | Gray silty clay | Solvent | 533 |
| | | 20'-24' | Brownish gray dense clay | Solvent | 438 |
| GP-4 | Northeast of basketball courts | 0-4' | Brown sand silt gravel mix | No | 2 |
| | | 4'-8' | Light brown sand silt gravel mix | No | 3.7 |
| | | 8'-12' | Light brown silty sand | No | 0 |
| | | 12'-16' | Tan silty fine-med sand | Solvent | 396 |
| | | * 16'-20' | Light brown silty fine-med sand | Solvent | 813 |
| GP-5 | South of basketball courts in alfalfa field | 0-4' | Brown sand-silt mixture | No | 14 |
| | | 4-8' | Tan sand-silt mixture | No | 8 |
| | | 8'-12' | Tan sand-silt mixture | No | 8 |
| | | 12'-16' | Tan silty fine-medium grained sand | Fuel | 263 |
| | | 16'-20' | Tan silty fine-medium grained sand | Fuel | |
| | | * 20'-24' | Wet greenish-gray sand and gravel | Fuel | 1533 |
| GP-6 | South of basketball courts in alfalfa field | 0-4' | Reddish brown silty sand | No | 21 |
| | | 4'-8' | Tan silt-sand mixture | No | 11 |
| | | 8'-12' | Tan silt-sand mixture w/color change to gray-green | Fuel | 702 |
| | | * 12'-16' | Brown-tan silt-sand mixture | Slight | 687 |

| | | | | | |
|------|---|-----------|--|--------|-------|
| | | * 12'-16' | Brown-tan silt-sand mixture | Slight | |
| GP-7 | South of basketball courts in alfalfa field | 0-4' | Reddish brown silty sand | No | 1 |
| | | 4'-8' | Tan fine to medium grained sand with some gravel | No | 0 |
| | | * 8'-12' | Tan fine to medium grained sand with some gravel | Fuel | 496 |
| GP-8 | South of GP-5 in alfalfa field | 0-4' | Brown loam | No | 2 |
| | | * 4'-8' | Brown to light brown silty sand | Fuel | 1.168 |

* Samples submitted for laboratory analysis.

Split laboratory samples were collected from select samples either exhibiting the highest PID readings or from the same sampling interval as the CDM study. Approximately 5 grams of sample were collected with a plastic syringe sampling device and placed into 40 ml vials containing methanol and sodium bisulfate preservatives for analysis of volatile organic compounds (VOCs). Soil samples were also packed into 4-ounce jars (unpreserved) for analysis of percent solids. The samples were labeled and placed into a cooler on ice. A chain-of-custody document was filled out and accompanied the samples during transport. The samples were delivered via courier to Environmental Monitoring & Technologies, Inc. (EMT) located in Morton Grove, Illinois for analysis of VOCs.

4.0 Analytical Results

The samples were analyzed using United States Environmental Protection Agency (U.S. EPA) methods 5035/8260B in accordance with SW-846, Third Edition. The analytical data was evaluated with respect to the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objectives for residential properties for the soil component of the groundwater ingestion exposure route (class I groundwater), along with the inhalation and ingestion exposure routes.

Significant concentrations of VOC compounds were detected in the samples. The analytical results were compared to the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 standards. The concentrations of three primary VOC compounds (1,1,1-trichloroethene, cis-1,3-dichloroethene, and tetrachloroethene) were detected at levels above the TACO Tier 1 Soil Remediation Objectives in samples (GP-1, GP-4, GP-5, GP-6, and GP-8). In addition, 25 other VOC compounds were reported with elevated detection limits, which also exceeded the TACO Tier 1 SROs. See Attachment E for a copy of the laboratory report along with a tabular summary showing the TACO cleanup objectives.

5.0 Conclusions

Based on the phase II soil boring investigation of the Ekberg Park property located at 3800 Balsam Lane in Rockford, Illinois, the levels of VOC contaminants exceed the IEPA TACO Tier 1 cleanup objectives (soil component of the groundwater ingestion exposure route – class I). Observable indicators of contamination (discoloration and/or odors) were apparent in the samples from all the borings. Based on the Phase II investigation results, Trans Environmental concludes that the site is impacted by VOC contaminants above the IEPA TACO Tier 1 soil remediation objectives. Based on the concentrations of contaminants and the large tract of land at the subject property, it is Trans Environmental's opinion that land farming would be a remedial option that would be practical and cost-effective for the VOC soil contamination.

6.0 Limitations

The information contained within this report is based on the conditions of the subject property at the time of our investigation. Future activities or operations, which may alter the environmental conditions of the subject property, are not addressed in this report.

This Phase II Soil Boring Investigation has been conducted and prepared in accordance with customary methods and practices in the field of environmental science and engineering. Trans Environmental, Ltd. used professional judgment in presenting information and formulating conclusions. Nevertheless, environmental investigations are inherently limited in the sense that information obtained is based on limited research and site investigation.

The information contained in this report is confidential in nature and is exclusively for the use and benefit of Glen and Dean Ekberg. Our scope of work included soil borings and soil sampling/analysis from suspected/confirmed areas of former petroleum storage/distribution. There are no other warranties or representations, either expressed or implied, included or intended in this report.